

CITY OF MENASHA
Redevelopment Authority
Council Chambers, 3rd Floor City Hall – 140 Main Street
June 28, 2016
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 5:00 PM by Chairman Kim Vanderhyden.

B. ROLL CALL/EXCUSED ABSENCES

REDEVELOPMENT AUTHORITY MEMBERS PRESENT: Kim Vanderhyden, Bob Stevens, Tim Caudill, Linda Kennedy, Kip Golden, and Ald. Becky Nichols.

REDEVELOPMENT AUTHORITY MEMBERS EXCUSED: Gail Popp.

OTHERS PRESENT: AP Englebert, CA Captain, ASD Steeno, Sandra Dabill Taylor (545 Broad Street), and Ald. Arnie Collier (708 Appleton Street).

C. MINTUES TO APPROVE

1. Minutes of the March 22, 2016 Redevelopment Authority Meeting

Motion by Linda Kennedy, seconded by Ald. Nichols, to approve the March 22, 2016 Redevelopment Authority meeting minutes. The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

(five (5) minute time limit for each person)

Sandra Dabill Taylor (545 Broad Street) commented on the meeting schedule for the RDA and maintained that it is the Authority's obligation to meet during the first week of May to elect officers. Additionally, she had concerns with the role of the RDA in Menasha redevelopment efforts. She also commented on the language in the proposed amendment to the development agreement with Community First Credit Union and insisted that the wording be changed to read that the potential purchase price shall not exceed \$299,000.

Ald. Arnie Collier (708 Appleton Street) introduced himself to the Redevelopment Authority and the Authority members introduced themselves in turn.

E. DISCUSSION ITEMS

1. None.

F. ACTION ITEMS

1. Election of Officers

a. Chairperson

b. Vice-Chairperson

AP Englebert stated that the two officer positions were due for a new election by the Authority.

Motion by Linda Kennedy, seconded by Kip Golden, to elect Kim Vanderhyden as Chairperson of the Redevelopment Authority. The motion carried.

Motion by Kim Vanderhyden, seconded by Linda Kennedy, to elect Tim Caudill as Vice-Chairperson of the Redevelopment Authority. The motion carried.

2. **Amended Development Agreement – Community First Credit Union**

AP Englebert introduced the amendment to the Development Agreement between the RDA and Community First Credit Union. Community First requested a timeline extension to build a branch or office on the Lake Park Square Lots they acquired in 2014. Linda Kennedy inquired about the status of their corporate headquarters, the downtown Menasha branch, and any construction delays that they've had. AP Englebert explained that Community First is planning on building a branch on the lots during 2017 and have been busy building the downtown Menasha branch and their headquarters this year. CA Captain requested that the Authority change the language in the agreement to stipulate a branch must be built by the end of 2017 and receive an occupancy permit. There was general agreement on CA Captain's provision.

Motion by Kim Vanderhyden, seconded by Tim Caudill, to approve the Amended Development Agreement with Community First Credit Union with the condition that the language be changed to stipulate that a branch or office must be constructed by the end of 2017. The motion carried.

G. ADJOURNMENT

Motion by Kip Golden, seconded by Linda Kennedy to adjourn at 5:17 PM. The motion carried.

Minutes respectfully submitted by AP Englebert.